

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

December 2, 2002

RESPONSIBLE STAFF:

Mark DePoe, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
<input checked="" type="checkbox"/>	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	11/20/2002
	11/27/2002
Hearing Date	12/02/2002
Record Held Open	12/11/2002
Policy Discussion	12/16/2002

TITLE: CSP-02-007

Public Hearing on CSP-02-007, Concept Plan for 416 N. Frederick Avenue.

SUPPORTING BACKGROUND:

The applicant, Paul Newman, of Macris, Hendricks & Glascock, P.A., has submitted a Concept Plan application for 416 N. Frederick Avenue. The subject property is approximately 24,292 square feet and is located at the northwest corner of the intersection of N. Frederick Avenue (Route 355) and Dalamar Street in the Corridor Development (CD) Zone.

The application requests concept plan approval per Section 24-160G.6(c) of the Zoning Ordinance for property zoned CD. The applicant requests to upgrade the façade and to change the use to allow for commercial/retail sales and/or general office use of the existing building and construct associated improvements at 416 N. Frederick Avenue. Accordingly, site modifications are proposed while using the existing access locations from N. Frederick Avenue and Dalamar Street.

The Mayor and City Council approved the comprehensive rezoning (Z-292) for designated properties along the Frederick Avenue corridor, which included the subject property, on June 25, 2001 and the subject property was rezoned to the CD Zone. For applicants seeking to develop, redevelop or improve property zoned CD without an approved schematic development plan shall file for approval of either a concept plan or a SDP pursuant to the procedures of Section 24-160G.6. The City Council shall conduct a public hearing and either approve the concept plan, with or without conditions or require the applicant to file a schematic development plan pursuant to Section 24-160G.5(b).

Staff recommends the Mayor and Council close the record as of December 11, 2002 and schedule a policy discussion on December 16, 2002.

Attached:

Exhibit 1: Concept Site Plan Application
Exhibit 2: Aerial Photo
Exhibit 3: Legal Advertisement
Exhibit 4: Site Plan

DESIRED OUTCOME:

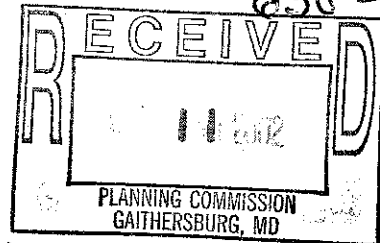
Close the record as of December 11, 2002. Hold a Policy Discussion on December 16, 2002.

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application #	CSP-02-007
Date Filed	10-11-02
Total Fee	626.00 <i>PL</i>

- ☒ CONCEPT
☐ PRELIMINARY
☐ FINAL (MXD FEE APPLIES)
☐ SCHEMATIC DEVELOPMENT



1. SUBJECT PROPERTY

Project Name Eckles' Addition to Gaithersburg
 Street Address 416 North Frederick Avenue, Gaithersburg
 Zoning CD Historic area designation ☐ Yes ☒ No
 Lot Pl. Par A Block - Subdivision Eckles Addition to Gaithersburg
 Tax Identification Number (MUST BE FILLED IN) 09-00812702

2. APPLICANT

Name Macris, Hendricks & Glascock, P.A.
 Street Address 9220 Wightman Road
 City Montgomery Village, MD State MD Suite No. 120
 Telephone: Work 301-670-0840 Home 20886

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
 Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Dannally, Vujic Associates
 Architect's Maryland Registration Number _____ Telephone 301 590 8900
 Street Address 400 Professional Drive Suite No. 200
 City Gaithersburg State MD Zip Code 20879

Engineer's Name Macris, Hendricks & Glascock, P.A.
 Engineer's Maryland Registration Number _____ Telephone 301 670 0840
 Street Address 9220 Wightman Rd. Suite No. 120
 City Montgomery Village State MD Zip Code 20886

Developer's Name Jim Savitz, Hirschel, Savitz, Parker & Hollman
 Street Address 481 North Frederick Ave Telephone 301 590 9300
 City Gaithersburg State MD Suite No. 200
 Contact Person Jim Savitz Zip Code 20877

4. PROPERTY OWNER

Name Cobwell Banker Real Estate Holdings
 Street Address 27271 Las Ramblas Suite No. 233
 City Mission Viejo State CA Zip Code 92691
 Telephone: Work c/o J. Clogg Realty 301 340 9400 Home _____

continued on reverse side



6. PRIMARY USE☐ Mixed Use☒ Non-Residential☐ Residential**7. PROPOSED UNIT TYPE**☐ Mixed Use☐ Office/Professional☐ Restaurant☒ Retail/Commercial☐ Residential Multi-Family☐ Residential Single Family☐ Other**8. WORK DESCRIPTION**

Upgrade existing building facade and construct associated site improvements

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			24292
2. Site Area (acres)			0.55766
3. Total Number of Dwelling Units/Lots			1
4. Height of Tallest Building			25
5. Green Area (square feet)			9032
6. Number of Dwelling Units/Acre			-
7. Lot Coverage (Percent)			
8. Green Area (Percent)			37
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		4410
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking		19	19
15. Shared Parking/Waiver			0
16. Other			
17. Total		19	19

SUBMISSION REQUIREMENTS

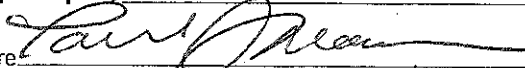
1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Paul J. Newman

Applicant's Signature



Daytime Telephone

301 670 0840

Date

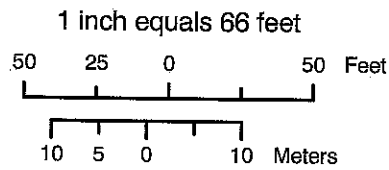
10/11/02

CONCEPT SITE PLAN

CSP-02-007

416 N. FREDERICK AVE.

ProjectName.mxd · 27-Dec-2001 · jke



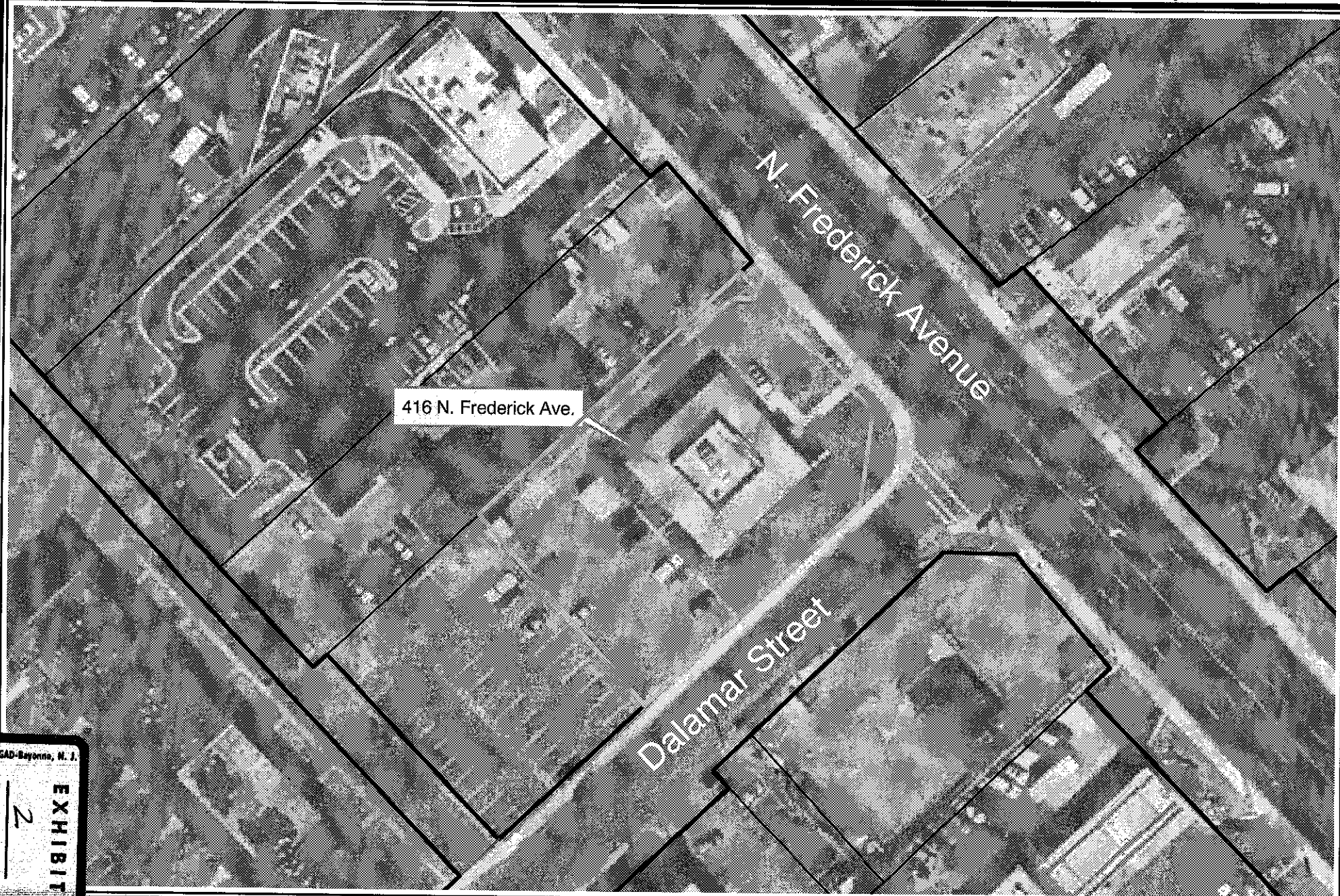
MD State Plane
HPGN NAD 83/91

Aerial Photo ©2001 VARGIS, LLC Herndon VA. All rights reserved.
Property boundaries ©2001 M-NCPPC and City of Gaithersburg.
Aerial photo acquired March-April 2000.

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City of Gaithersburg
City Manager's Office
31 S Summit Ave
Gaithersburg, MD 20877
www.ci.gaithersburg.md.us



PENGAD-Bayonne, N. J.

CSP-02-007

2

EXHIBIT

12/2/2002

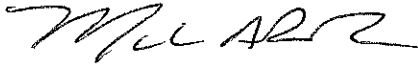
November 18, 2002

Bonnie Geiger
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Geiger:

Please publish the following legal advertisement in the **November 20, 2002** and **November 27, 2002** issues of the Gaithersburg Gazette.

Sincerely,



Mark A. DePoe
Planner

ASSIGN CODE: CSP-02-007 ACCTNO. 133649

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the City of Gaithersburg, Maryland, will conduct a public hearing on Concept Site Plan application CSP-02-007, filed by Macris, Hendricks & Glascock, on

MONDAY
DECEMBER 2, 2002
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests approval of a Concept Site Plan (CSP), located at 416 North Frederick Avenue, in Gaithersburg, Maryland. The applicant requests to upgrade the façade and a change of use to allow for commercial/retail sales and/or general office use of the existing building and construct associated improvements at 416 N. Frederick Avenue on approximately 24,292 square feet of land. The subject property is located at the northwest corner of the intersection of N. Frederick Avenue (Route 355) and Dalamar Street in the Corridor Development (CD) Zone.

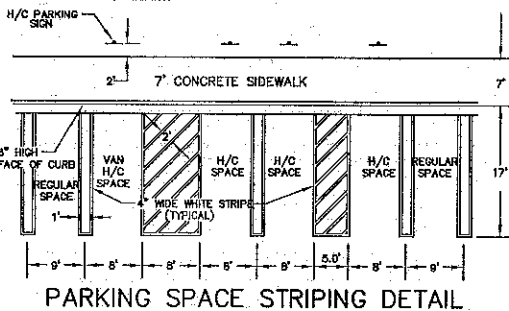
Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Mark A. DePoe
Planner



GENERAL NOTES

1. THE TOPOGRAPHY IS FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS FLOWN ON SEPTEMBER 9, 2002. THE BOUNDARY IS FROM DEEDS AND PLATS OF RECORD VERIFIED BY A FIELD SURVEY BY MHC.
2. NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO BEGINNING ANY SITE DISTURBANCE.
3. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCE IS LESS THAN SHOWN ON THIS PLAN CONTACT THIS OFFICE.
4. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
5. BITUMINOUS PAVING AND CONCRETE FOR CURBS, WALKS AND RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) SPECIFICATIONS.
6. ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
7. CURB AND GUTTER SHALL BE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT), STANDARD MD-100.01.
8. WHEN TYING INTO EXISTING PAVING, TRIM PAVING EDGE TO PROVIDE A CLEAN, STRAIGHT AND VERTICAL JOINT. WHEN REMOVING EXISTING CURB OR SIDEWALK, REMOVE TO THE NEAREST JOINT.
9. STORM DRAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MONTGOMERY COUNTY ROAD CODE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) SPECIFICATIONS.
10. FINISHED GRADES REFER TO THE TOP OF SOO, TOPSOIL, PAVEMENT OR WALKS. ALLOW FOR THICKNESS AS APPLICABLE WHEN GRADING.
11. SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS GRADED OR DISTURBED BY THIS CONSTRUCTION. MAXIMUM SLOPE ON EARTH BANKS IS 2:1.
12. HANDICAP PARKING, ACCESS, HANDRAILS AND RAILINGS FOR THE DISABLED SHALL CONFORM TO THE "AMERICANS WITH DISABILITIES ACT," (ADA) REQUIREMENTS.
13. CURBS, GUTTERS, SIDEWALKS, AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AND TO PREVENT FLOWING OF SURFACE WATER.
14. EXISTING PARKING AREA TO BE SEALCOATED PRIOR TO APPLICATION OF NEW PAVEMENT STRIPING.



PARKING SPACE STRIPING DETAIL

RESERVED PARKING SIGN

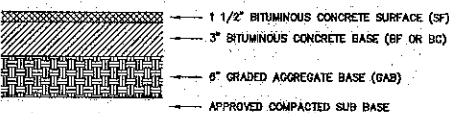
LEGEND: * BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY AN APPROVED SIGN WITH THE BOTTOM EDGE AT LEAST 7 FEET ABOVE THE GROUND, UNLESS THE SIGN IS PLACED FLUSH AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION THAT DOES NOT OBSTRUCT VEHICLE OR PEDESTRIAN TRAFFIC. IN WHICH CASE THE SIGN SHALL BE AT LEAST 6 FEET AND NO MORE THAN 10 FEET ABOVE THE GROUND. SIGNS SHALL BE IN CONFORMANCE WITH THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

VAN SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE RESERVED PARKING SIGN.

THE PAVEMENT SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (REFER TO THE FEDERAL REGISTER VOL. 56, NO. 144, 4.30 SIGNAGE).

DISABLED PARKING SIGNAGE



BITUMINOUS PAVING SECTIONS

SUB-GRADE NOTES

1. MATERIALS USED IN THE TOP 12 INCHES OF SUBGRADE IN CUTS AND FILLS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
LIQUID LIMIT NOT TO EXCEED 40
PLASTICITY INDEX NOT TO EXCEED 12
THE MAXIMUM DRY WEIGHT OF THE MATERIAL SHALL BE NOT LESS THAN 105 POUNDS PER CUBIC FOOT AND SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE MAXIMUM DENSITY EXCEPT FOR A SIDEWALK SUBGRADE WHICH WILL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.
2. MATERIAL USED BELOW THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

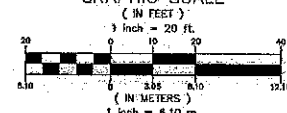
NOTES:

1. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
2. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
3. ALL PAVING, STORM DRAIN AND UTILITIES THAT ARE NOT IN A PUBLIC EASEMENT WILL BE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWNERS.

PREPARED FOR:
Hirschel, Savitz, Parker & Hollman, P.A.
481 N. Frederick Avenue, Suite 200
Gaithersburg, MD 20877
PHONE: 301-590-9300
FAX: 301-590-1166
ATTN: MR. James E. Savitz

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
11/28/02	Address First Submission Comments	PUN	

TAX MAP FT 42

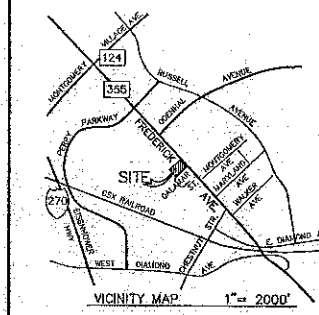
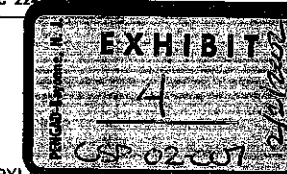
CITY OF GAITHERSBURG CONCEPT PLAN
APPLICATION NUMBER CSP-02-007

WSSC 224 JUN 10

Concept Plan
PART OF PARCEL "A"
ECKLES' ADDITION TO
GAITHERSBURG
PLAT NO. 11132

9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A. Engineers • Planners • Surveyors (301) 676-0840 FAX (301) 948-0693 WWW.MHGA.COM		Subs 120 8220 Wightman Road Montgomery Village, Maryland 20886-1279	Designed PUN	Drawn PUN
			Date 10/11/02	Scale 1" = 20'
			Job No. 02-184	Sheet 1 of 1



SITE DATA

SUBJECT PROPERTY: Parcel 087, Part of Parcel A
Eckles' Addition to Gaithersburg
Plat No. 11132

FINAL LOT AREA: 23,157 S.F. OR 0.53850 AC.

AREA OF DEDICATION: 835 S.F. OR 0.01918 AC.

ZONING CLASSIFICATION: CD Zone, Commercial Development

PROPERTY ADDRESS: 416 North Frederick Avenue

TAX ACCOUNT NO.: 05-00816702

PROPOSED USE: Commercial/Retail Sales - 4,410 S.F.

AREA DISTURBANCE: 7583 S.F.

EXISTING IMPERVIOUS AREA: 18,753 S.F. (*)

PROPOSED IMPERVIOUS AREA: 17,400 S.F. (*)

NET IMPERVIOUS AREA IMPACT: Reduction of 1,357 S.F. in Impervious Area

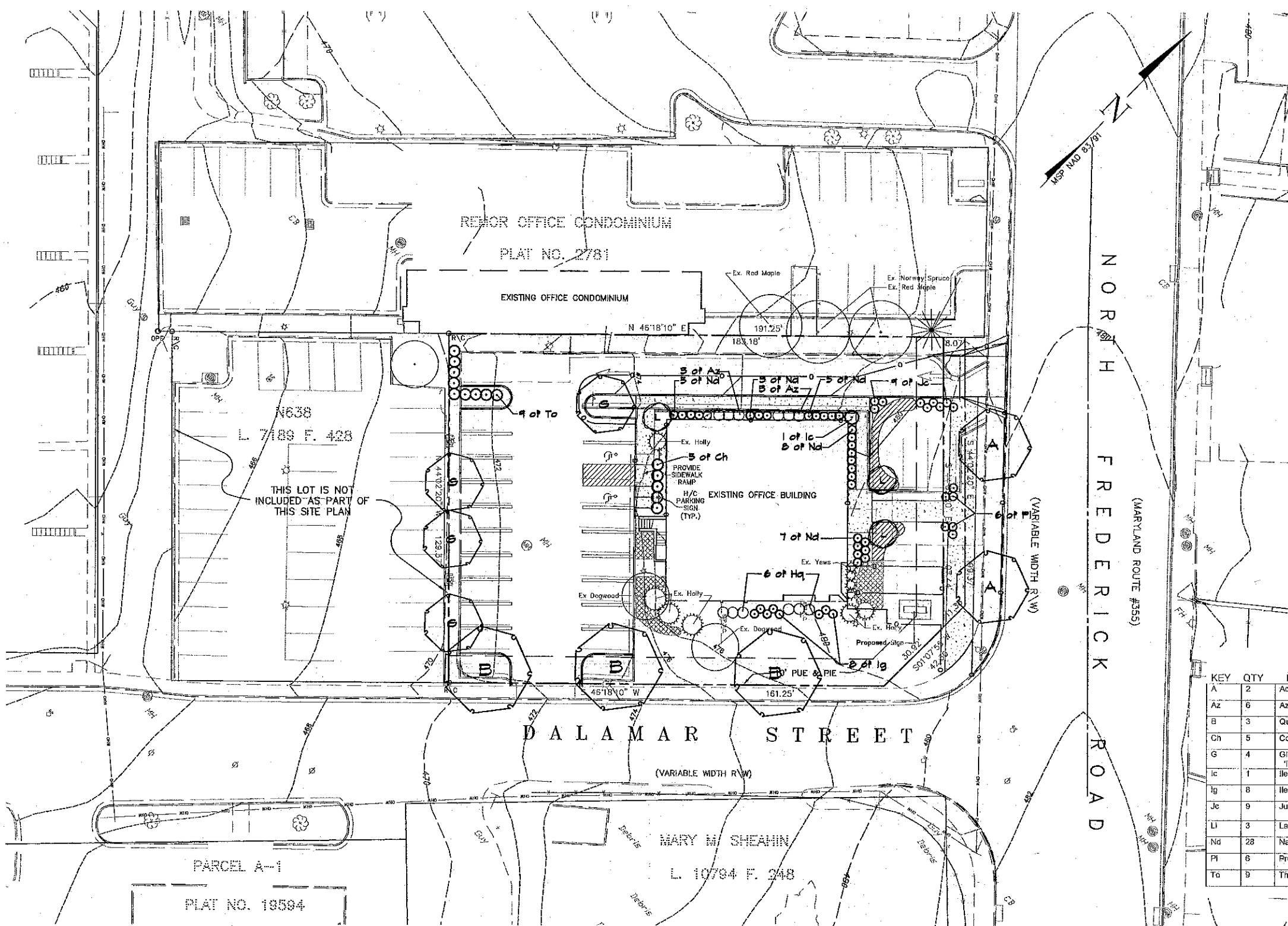
(*) Impervious Areas Include Drives and Walkways Along North Frederick Ave. and Dalamar St.

DEVELOPMENT STANDARDS

	REQUIRED/ALLOWED	PROPOSED
TRACT AREA	No Minimum	24,292 S.F. Or 0.55708 AC
BUILDING SETBACK REQUIREMENTS	No Minimum	35.3'
Front Side	15'	31.2' to West 31.1' to Dalamar St.
MAXIMUM BUILDING HEIGHT	4 Stories/45'	1 Story 25'
BUILDING AREA		
Total Gross Leasable Area Devoted to Retail Sales (GLA)		4,410 S.F. (*)
(*) Building Square Footage as Provided by Architect		
OFF STREET PARKING		
SURFACE PARKING FACILITY AREA		7,050 S.F.
INTERNAL PARKING LOT LANDSCAPING		
	8% OR 564 S.F.	735 S.F. OR 10.4%
PARKING SPACES	1 per 190 S.F. of GLA 4,410/190 = 23.5	19 (*)
(*) Includes 2 Spaces Which Are Handicapped Accessible		
A Parking Waiver Of Six Spaces Is Required.		

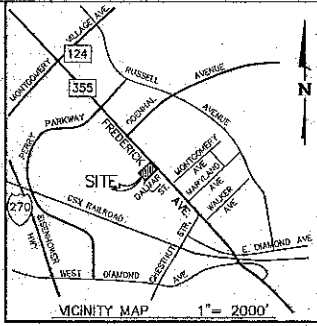
CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING
FINAL APPROVAL
DATE _____
BY _____

CITY OF GAITHERSBURG MAYOR AND CITY COUNCIL
31 SOUTH SAHMY AVENUE, GAITHERSBURG, MARYLAND 20877
CONCEPT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON:
APPLICATION NO. CSP-02-007 WAS GRANTED
CONCEPT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ () CONDITIONS.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL



LEGEND

- Proposed Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Shrubs
- Proposed Deciduous Shrubs
- Proposed Ground Cover
- Existing Ground Cover
- Existing Evergreen Shrub
- Existing Shade Tree
- Existing Evergreen Tree



LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	NOTES
A	2	Acer buergerianum	Trident Maple	2 - 2 1/2"			B&B	
Az	6	Azalea 'Northern Highlights'	Northern Highlights Azalea		24-30"		Cont.	42" o.c.
B	3	Quercus macrocarpa	Bur Oak	2 - 2 1/2"			B&B	
Ch	5	Cotoneaster horizontalis	Rockspray Cotoneaster			24-30"	Cont.	48" o.c.
G	4	Gleditsia triacanthos v. inermis 'Impco'	Imperial Honeylocust	2 - 2 1/2"			B&B	
lc	1	Ilex crenata 'Sentinel'	Sentinel Japanese Holly		4 - 4 1/2'		Cont.	
lg	8	Ilex glabra 'Shamrock'	Shamrock Inkberry		24-30"		Cont.	30" o.c.
Jc	9	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper			24-30"	Cont.	36" o.c.
Li	3	Lagerstroemia Indica 'Natchez'	Natchez Grape Myrtle		6-8'		B&B	
Nd	28	Nandina domestica 'Moon Bay'	Moon Bay Nandina		24-30"		Cont.	36" o.c.
Pl	6	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel		24-30"		Cont.	36" o.c.
To	9	Thuja occidentalis 'Techny'	Mission Arborvitae	4-5'			B&B	

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG MARYLAND 20877

CONCEPT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____ APPLICATION NO. _____ WAS GRANTED

Date _____ By _____

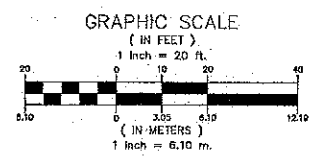
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING

FINAL APPROVAL

Date _____ By _____

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS



TAX MAP FT 42 WSSC 224 NW 10

Landscape Plan
PART OF PARCEL "A"
ECKLES' ADDITION TO
GAITHERSBURG
PLAT NO. 11132
TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 670-0840 Suite 120
FAX (301) 948-0693 9220 Wightman Road
WWW.MHGPA.COM Montgomery Village, Maryland
20886-1279

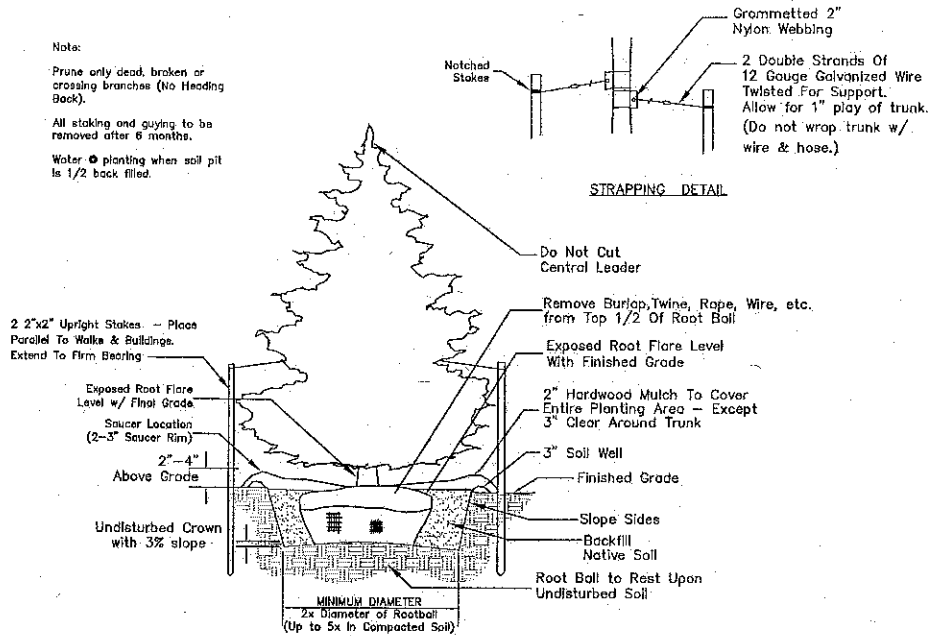
Designed GSH	Drawn GSH
Date 11/12/02	Scale 1"=20'
Job No. 02-184-11	Sheet 1 of 2

Note:

Prune only dead, broken or crossing branches (No Heading Back).

All staking and guying to be removed after 6 months.

Water @ planting when soil pit is 1/2 back filled.

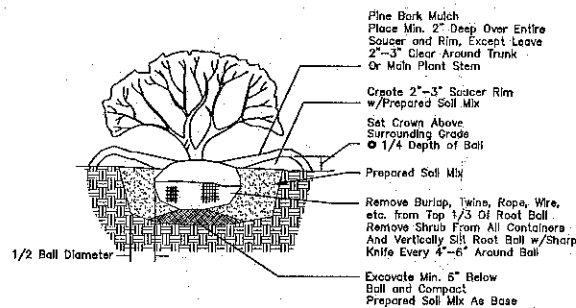


Planting and Staking Detail

Not To Scale

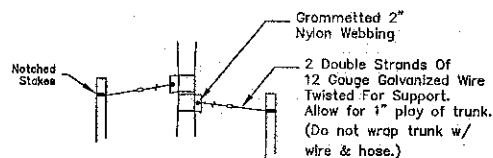
Note:

Water @ planting when soil pit is 1/2 back filled.



Planting Detail

Not To Scale



STRAPPING DETAIL

Stake and guy only trees in very windy locations or if tree begins to lean.

Do not wrap trunk with tape.

The contractor shall notify the landscape architect if soil conditions are found to be unsuitable and additional drainage is required.

Prune only dead, broken or crossing branches (No Heading Back).

All staking and guying to be removed after 6 months.

Water @ planting when soil pit is 1/2 back filled.

In preparation for planting, use a shovel or rototiller to loosen and mix soil to a depth of 12\"/>

If Street Tree or Island planting, set rootball higher than adjacent pavement.

Backfill native soil. Mix organic matter only if needed, and gently pack backfill using water to settle soil around root ball.

5\"/>

Finished Grade

Slope Sides

Remove Burlap, Twine, Rope, Wire, etc. from Top 1/2 Of Root Ball

Root ball to Rest Upon Undisturbed Soil

Planting Detail

Deciduous Tree

Not To Scale

PLANTING NOTES

Description:

Planting shall consist of furnishing and installing plant material as shown on the plans. Care and replacement necessary to complete the work as specified shall be provided.

The Landscape Plan is to be used for planting purposes only.

Materials:

A. Plant Material

1. The installer shall make arrangements to insure a supply of the required material. This shall be done six (6) months prior to planting time to guarantee the supply.
2. All plant material shall conform to the current issues of the American Standard for nursery stock published by the American Association of Nurserymen, except where otherwise noted.
3. Plant materials must be selected from nurseries that have been inspected by appropriate state and federal agencies.
4. All plant material shall be obtained from mid Atlantic area sources, and approved by the owner or duly appointed representative prior to planting.
5. Any substitutions for plants shall be approved by the Planning and Code Administration, City of Gaithersburg, as to size, quantity, or variety.
6. Unless otherwise stipulated, plant installation shall comply with the standards in the latest edition of "Landscape Specifications Guidelines," developed by the MD-DC-VA chapter of the Landscape Contractors Association.
7. Plant material shall be provided with plant identification tags listing the latin and common names. The tags shall not be removed until after final certification by the landscape architect.

B. Planting

1. Planting will be installed no later than (1) year after completion of the construction project.
2. Root Stock of the plant material shall be kept moist during transportation from the source to the job site and until planted. Plant materials left unplanted shall be protected from direct sun and weather and kept moist.
3. Containers or wire baskets containing the root ball shall be removed; burlap covering shall be removed from the top 1/3 of the root ball.
4. Plants shall be installed only between the months of January and May or between September and December when ground is not frozen. Plants shall be guaranteed for a one-year period from the time of installation. Any replacements must be installed as above.
5. Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and pH levels are suitable for plant materials specified for that specific location.
6. All areas are to be seeded or sodded as shown on drawing. Install seed and sod per the Landscape Contractors Association's latest edition of "Landscape Specifications Guidelines."
7. The installer shall adequately water all plants promptly following installation to insure plant growth.
8. Watering of the plant material shall take place at the end of each fifth day through September 1, if the soil is not moist.
9. Contractor shall be responsible for making himself familiar with all the existing on-site conditions prior to submission of bid. The contractor is responsible for the location of all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call Miss Utility, 48 hours prior to digging (1-800-267-7777).
10. All plants shall be placed so as not to obstruct drainage.
11. All newly planted trees shall be pruned as necessary to remove dead branches or to create uniform shape. Do not prune leader.
12. Where field conditions exist which would adversely affect plant performance, or interfere with proper planting procedures, the contractor shall notify the Owner prior to installation of plant material. Such conditions include, but are not limited to: areas of obviously poor drainage.
13. All trees are to be located a minimum distance of 5' from all utility boxes, 5' from a storm drain inlet or manhole, 10' from a fire hydrant, 15' from any public street light, 5' from any driveway opening, 20' from any traffic control sign, and at least 30' from any intersection.
14. All mulch to be shredded hardwood bark to a depth of three inches in landscape areas.
15. Contractor to confirm quantity of plant materials by plan count. Notify landscape architect of any discrepancy prior to planting.

C. Clean Up

1. Final Clean up shall be the responsibility of the installer and consist of removing all trash and materials incidental to the project and properly disposing of them off site. In addition the construction procedure shall not damage any areas of existing plants which are to remain.
2. There shall be no open burning on-site.
3. The contractor shall replace or repair at no cost to the owner, all site areas or surrounding items damaged by work of his contracts.
4. During landscape work, store materials and equipment where directed. Keep pavement clean and work areas in an orderly condition.

D. Inspection

1. All plant material will be reinspected for survival by the Planning and Code Administration one year following installation. A 10 percent maintenance bond will be retained during this time period.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

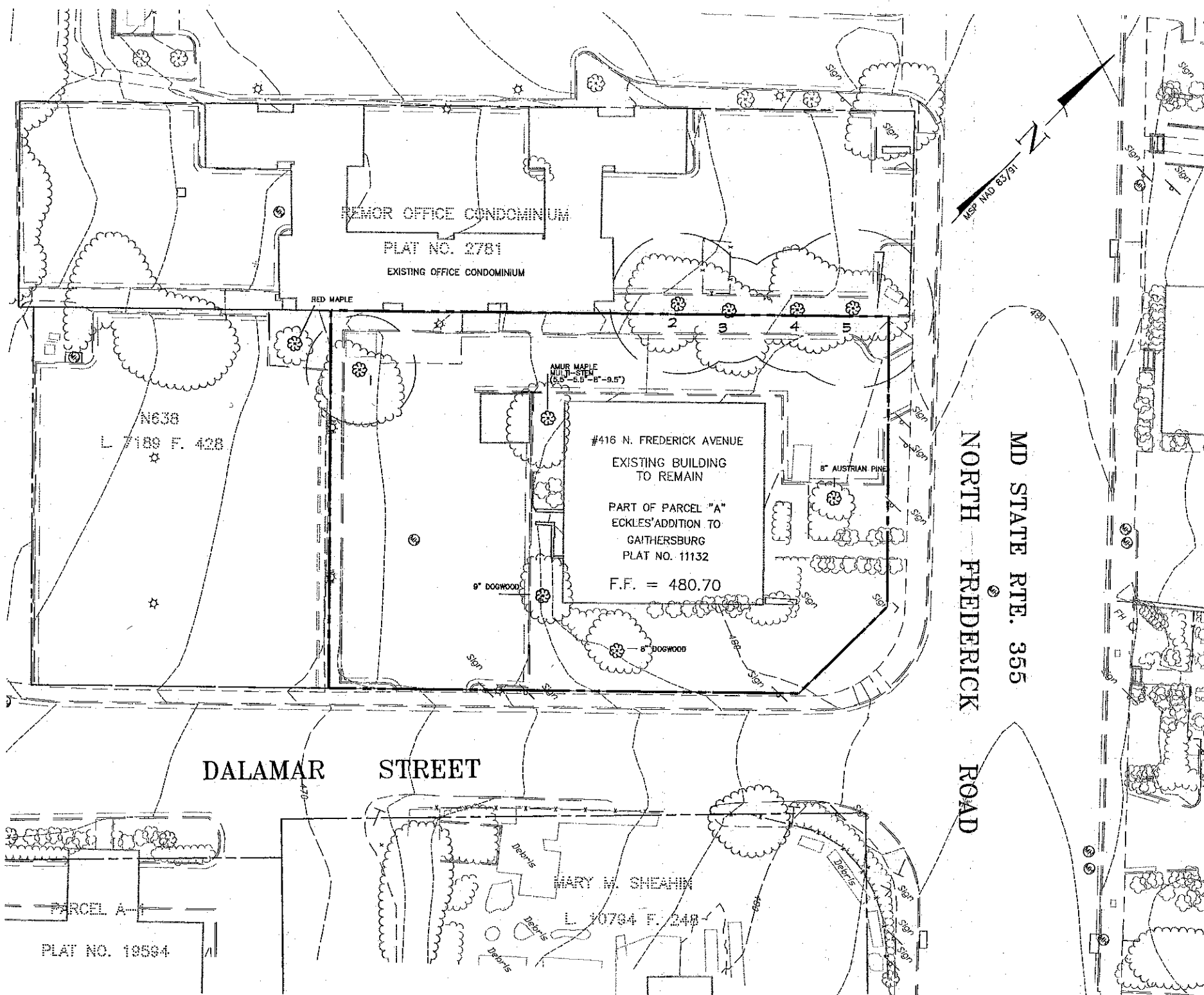
CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	
FINAL APPROVAL	
Date _____	By _____

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG MARYLAND 20877	
CONCEPT PLAN APPROVAL	
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____ APPLICATION NO. _____	
WAS GRANTED _____	
Date _____	By _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION	

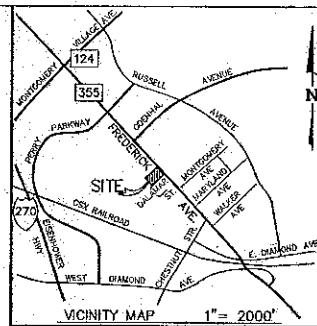
TAX MAP FT 42

WSSC 224 NW 10

Landscape Plan - Details PART OF PARCEL "A" ECKLES' ADDITION TO GAITHERSBURG PLAT NO. 11132 9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND	
Macris, Hendricks & Glascock, P.A. Engineers • Planners • Surveyors (301) 670-0840 FAX: (301) 948-0693 WWW.MHGA.COM	
Designed GSH	Drawn GSH
Date 11/12/02	Scale AS NOTED
Job No. 02-184-11	Sheet 2 of 2



- NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**
- TOTAL SITE AREA = 0.56 ACRE (24,305.00 S.F.). PROPERTY ADDRESS IS 416 NORTH FREDERICK ROAD, GAITHERSBURG, MARYLAND 20877 CONSISTING OF TAX MAP PARCEL N607. THE SITE CURRENTLY HOUSES AN UNOCCUPIED OFFICE BUILDING WITH PARKING.
 - TOPOGRAPHY TAKEN FROM AERIAL SURVEY BY POTOMAC AERIAL SURVEYS, INC. BASED ON AERIAL PHOTOGRAPHY FLOWN ON SEPTEMBER 9, 2002.
 - BOUNDARY LOCATION IS FROM TAX MAP FT 342.
 - ALL SOILS ON-SITE ARE MAPPED AS URBAN LAND-WHEATON COMPLEX (MAPPING UNIT 6708) ACCORDING TO SHEET 13 OF THE SOIL SURVEY OF MONTGOMERY COUNTY ISSUED JULY 1995.
 - THE PROPERTY IS ZONED C1 (CONVENIENCE COMMERCIAL) ACCORDING TO THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION.
 - THE ENTIRE SITE IS TRIBUTARY TO GREAT SENECA CREEK IN THE SENECA CREEK WATERSHED. THE STATE OF MARYLAND HAS DESIGNATED THIS PORTION OF THE MIDDLE POTOMAC BASIN AS CLASS I-P WATERS.
 - THERE ARE NO STREAMS, SPRINGS, WETLANDS, FLOODPLAINS, OR STREAM VALLEY BUFFER AREAS ON-SITE.
 - ALL UTILITIES (WATER, SEWER, STORM DRAIN, ELECTRIC, PHONE) ARE SHOWN IN APPROXIMATE LOCATIONS.
 - THERE IS NO FOREST ON-SITE.
 - THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY THE M-NCPPC IN THE 1976 "LOCATIONAL ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND". THE PROPERTY IS NOT LISTED AS AN HISTORIC SITE NOR IS IT LOCATED WITHIN A HISTORIC DISTRICT ACCORDING TO M-NCPPC'S PLACES FROM THE PAST: THE TRADITION OF GARDEZ BIEN IN MONTGOMERY COUNTY, MARYLAND, 2001. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
 - INDIVIDUAL TREE LOCATIONS ARE FROM OCULAR ESTIMATE. WHERE GRADING IS TO OCCUR WITHIN 25 FEET OF LOCATION SHOWN, TREES TO BE SAVED SHOULD BE LOCATED BY SURVEYORS.
 - FIELDWORK FOR THIS INVENTORY WAS CONDUCTED 10/08/02.
 - NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
 - THIS PLAN VALID AS LONG AS SITE COMPLIES WITH SECTION 22-7(b)(3) AND SECTION 24-1/3 OF GAITHERSBURG CITY CODE.



LEGEND

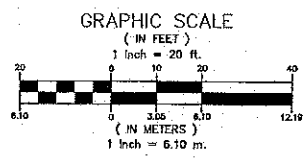
Tree

Critical Root Zone (Diameter = DBH x 3)

SPECIMEN & SIGNIFICANT TREES

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION/REMARKS
1.	Hulberry	12.5"	Morus spp.	Good
2.	Red Maple	16"	Acer rubrum	Good - off-site
3.	Red Maple	12"	Acer rubrum	Good - off-site
4.	Red Maple	14"	Acer rubrum	Good - off-site
5.	Norway Spruce	18"	Picea abies	Fair - off-site; inundated with ivy

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. * indicates specimen trees. Tree ID Numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delineation Map. Trees less than 12" DBH are shown for informational purposes only.



PREPARED FOR:
Hirschel, Savitz, Parker & Hollman, P.A.
481 N. Frederick Avenue, Suite 200
Gaithersburg, MD 20877
PHONE: 301-509-9300
FAX: 301-590-1166
ATTN: MR. James E. Savitz

TAX MAP FT 342 WSSC 224 NW 10

NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION
PART OF PARCEL "A"
ECKLES' ADDITION TO
GAITHERSBURG
PLAT NO. 11132
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 670-0840 Suite 120
FAX (301) 948-0693 9220 Wightman Road
WWW.MHGPA.COM Montgomery Village, Maryland
20886-1279

Designed TSW	Drawn TSW
Date 11/04/02	Scale 1"=20'
Job No. 02-184-11	Sheet 1 of 1